

## Article 1: Separately Regulated Use Regulations

### Division 9: Wholesale, Distribution and Storage Use Category --Separately Regulated Uses

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

#### §141.0901 Impound Storage Yards

Impound storage yards may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Storage of the following vehicles may be permitted: motor vehicles that are being held in legal custody and incidental storage of other vehicles and tow equipment.
- (b) Automobile access to the facility shall be at points of low pedestrian activity and shall be located away from any adjacent residentially zoned property.
- (c) The facility shall be *screened* from adjacent *development* and from the *public right-of-way* by *fences* or walls and landscaping.
- (d) Limitations on the operation of the facility will be imposed by the decision maker to minimize impacts on surrounding *development* from noise and lights.
- (e) Measures shall be taken to ensure that the ground water table is not adversely affected by the increase of impermeable surfaces due to the *development* of the facility.
- (f) Measures shall be taken to ensure that water quality is not adversely affected by runoff containing fuel and lubricants or other pollutants.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

#### §141.0902 Junk Yards

Junk yards may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Junk yards are not permitted in agricultural zones in the future urbanizing area or within *floodplains* located in the Coastal Overlay Zone.
- (b) All material stored in a junk yard shall be kept within an enclosed building or *screened* from neighboring property and the *public right-of-way* by *solid fences* or walls and landscaping. The height of stored items shall not exceed the height of the *screening*.
- (c) A litter control program shall be required to ensure that the property is kept free of litter.
- (d) Measures shall be taken to ensure that the ground water table is not adversely affected by the increase of impermeable surfaces due to the *development* of the facility.
- (e) Measures shall be taken to ensure that water quality is not adversely affected by runoff containing pollutants.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

#### **§141.0903 Temporary Construction Storage Yards Located Off-site**

Temporary construction storage yards located off-site are permitted as a limited use in the zones indicated with an "L" and may be permitted with a Neighborhood Use Permit in the zones indicated with an "N" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Temporary construction storage yards located off-site are permitted only in association with construction activities permitted in accordance with the Land Development Code.
- (b) Temporary construction storage yards located off-site are permitted only on vacant *lots*.
- (c) Temporary construction storage yards are not subject to the *screening* requirements of the applicable zone, unless the storage yard abuts residentially zoned property. *Screening* and enclosure materials may be temporary.
- (d) Temporary construction storage yards shall be removed no later than 3 months after construction has been completed and the site shall be restored to its previous condition.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)